

## Imaged Certificate of Notice Page 1 of 3

United States Bankruptcy Court  
Eastern District of PennsylvaniaIn re:  
Charles M. Gallagher  
Rachael L. Gallagher  
DebtorsCase No. 15-14525-amc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2

User: Randi  
Form ID: pdf900Page 1 of 1  
Total Noticed: 1

Date Rcvd: Jan 16, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 18, 2018.

db/jdb +Charles M. Gallagher, Rachael L. Gallagher, 850 Skelp Level Road,  
West Chester, PA 19380-1923Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 18, 2018

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 16, 2018 at the address(es) listed below:

ANDREW SPIVACK on behalf of Creditor Deutsche Bank National Trust Company, et. al.  
paeb@fedpne.comCHRISTOPHER R. MOMJIAN on behalf of Creditor Commonwealth of PA, Dept of Revenue  
crmomjian@attorneygeneral.govJOHN L. MCCLAIN on behalf of Plaintiff Rachael L. Gallagher aaamccclain@aol.com,  
edpabankcourt@aol.comJOHN L. MCCLAIN on behalf of Joint Debtor Rachael L. Gallagher aaamccclain@aol.com,  
edpabankcourt@aol.comJOHN L. MCCLAIN on behalf of Debtor Charles M. Gallagher aaamccclain@aol.com,  
edpabankcourt@aol.comJOHN L. MCCLAIN on behalf of Plaintiff Charles M. Gallagher aaamccclain@aol.com,  
edpabankcourt@aol.comJOSEPH ANGIO DESSOYE on behalf of Creditor Deutsche Bank National Trust Company, et. al.  
paeb@fedpne.com

KARINA VELTER on behalf of Creditor WELLS FARGO BANK, N.A. amps@manleydeas.com

KEVIN G. MCDONALD on behalf of Creditor DEUTSCHE BANK NATIONAL TRUST COMPANY  
KMcDonald@blankrome.com

KIMBERLY A. BONNER on behalf of Defendant Wells Fargo Bank, N.A. amps@manleydeas.com

KIMBERLY A. BONNER on behalf of Creditor WELLS FARGO BANK, N.A. amps@manleydeas.com

MATTEO SAMUEL WEINER on behalf of Creditor Deutsche Bank National Trust Company, et. al.  
bkgroup@kmlawgroup.comMATTEO SAMUEL WEINER on behalf of Creditor Deutsche Bank National Trust Company, as Trustee  
for Morgan Stanley Mortgage Loan Trust 2005-6AR Mortgage Pass-Through Certificates, Series  
2005-6AR bkgroup@kmlawgroup.comSENIQUE MONEE MOORE on behalf of Creditor WELLS FARGO BANK, N.A. senique.moore@wellsfargo.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

WILLIAM L. HOWARD on behalf of Defendant National Bank of Malvern wlh1923@verizon.net,  
wlh1923@yahoo.comWILLIAM L. HOWARD on behalf of The National Bank of Malvern wlh1923@verizon.net,  
wlh1923@yahoo.com

TOTAL: 18

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Charles M. Gallagher  
Rachael L. Gallagher, aka Rachael Tennyson  
Gallagher, aka Rachael Tennyson  
Debtors

CHAPTER 13

Specialized Loan Servicing LLC, as servicer for  
Deutsche Bank National Trust Company, as Trustee for  
Morgan Stanley Mortgage Loan Trust 2005-6AR  
Mortgage Pass-Through Certificates, Series 2005-6AR  
Movant

NO. 15-14525 amc

vs.

11 U.S.C. Section 362

Charles M. Gallagher  
Rachael L. Gallagher, aka Rachael Tennyson Gallagher,  
aka Rachael Tennyson  
Debtor(s)

William C. Miller, Esq.  
Trustee

**ORDER**

AND NOW, this 16th day of January, 2018, upon failure of Debtors and the Trustee to file an answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay is granted and the automatic stay of all proceedings, as provided under Section 362 of Title 11 of the United States Code, as amended, is modified as to Movant, with respect to the subject premises located at 850 Skelp Level Road, West Chester, PA 19380 ("Property"), to allow Movant, or its successor or assignee, to proceed with its rights and remedies under the terms of the subject mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Furthermore, the automatic stay, having been so modified, shall not prohibit any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) from taking any legal action to enforce or establish its right to possession of the Property.



Ashely M. Chan  
United States Bankruptcy Judge

Charles M. Gallagher  
850 Skelp Level Road  
West Chester, PA 19380

Rachael L. Gallagher, aka Rachael Tennyson Gallagher, aka Rachael Tennyson  
850 Skelp Level Road  
West Chester, PA 19380

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